

Flathead County  
Planning & Zoning  
1035 1<sup>st</sup> Ave W, Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210

**CONDITIONAL USE PERMIT APPLICATION<sup>1</sup>**

for camp and  
Retreat center

Submit this application, all required information, and appropriate fee (see current fee schedule)  
to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$

\$ 760.00

**PROPOSED USE** (as described in the Flathead County Zoning Regulations):

Small Retreat Center incorporating farming,  
silviculture, education, housing, health building,  
arts, wellness

**OWNER(S) OF RECORD:**

Name: Carolyn Dewey Phone: 406-260-7098

Mailing Address: PO Box 4044

City, State, Zip Code: Whitefish MT 59937

Email: carolyn Dewey@gmail.com

**PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL  
CORRESPONDENCE IS TO BE SENT:**

Name: Phone:

Mailing Address:

City, State, Zip Code:

Email:

**LEGAL DESCRIPTION OF PROPERTY** (Refer to Property Records):

Street

Address: 127 Hideaway Trail S 25 T 30N R 22W

Subdivision

Name: COS 11614 Tract No(s): 4B Lot No(s): Block No.

1. Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):

AG-20

2. Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:

## A. Site Suitability.

The site is suitable for the use. This includes:

- According to 3.06
- (1) adequate usable space According to SECTION 3.06 < 20% property has buildings
- SIZE: Property is 10 acres. ~1 acre fenced for farming
- SETBACKS: All existing accessory buildings are >16' from side + rear boundary lines and >20 feet from front boundary
- Existing Home Occupation Healing Arts Room in base
- Adequate Parking + Housing in Bunkhouse and
- (2) adequate access Small cabins
- 60' private road and utility easement, SEPTIC; sufficient space for 2nd septic system - test holes in (see Attached 105) 3/16/16 - E. Engineer engaged to clarify specifications
- Hideaway Trail and driveway are gravel
- Regular Use < 16 trips/day; occasionally (once/month ave) up to 32 trips/day
- (3) absence of environmental constraints Adequate Parking - (see below)
- Land is not wetland in flood plain, no fish wildlife species of concern or habitat restrictions known (Researched, FWP website)
- Test holes in 3/16/16 to monitor ground water level

## B. Appropriateness of Design.

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- according to chpt III p. 184-196
- (1) parking scheme 6.02, 6.03, 6.04 for angle family dwelling on-site
- 0.020 - max (11) for boarding base
- 0.050 - max (15) for meeting area (20x30)
- See site plan
- note: Same people will be using boarding base + meeting area with occasional non-residential meeting/class participants
- (2) traffic circulation (Appendix p. 222 c+d=20')
- See site plan
- (3) open space
- 7 1/2 acres in meadow and trees
- (4) fencing, screening All gardens are fenced with 6-8' fencing - (mostly big game fence)
- Proposed Privacy fence, if desired by neighbors, bet along boundary line behind kitchen and bunk house

- (5) landscaping

property line Landscaping begun in 2013 with trees bushes, tall flowering plants and herbs and has ongoing enhancement yearly.

- (6) signage (5.11.040 - p.182)

By 93: will apply for a sign at intersection of 93 and Hideaway Trail in conformance with their specifications if desired  
on site: any signs will conform to 5.11.040 #1 A,B,C

- (7) lighting

exterior lighting for buildings - 40 watt bulbs  
Garage and main house have spot lights  
Walk ways may have lamp posts with 40 watt  
and solar lights on gravel bulbs.

C. Availability of Public Services and Facilities

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

- (1) sewer

Existing single family septic (tank + field) have contracted with WmW Engineering and Environmental Consulting to specify additional requirements according to state + county

- (2) water

Private well ~ 20 gal/min - is greater than 100' from existing septic and proposed septic - Also up hill of both septics

- (3) storm water drainage

managed on-site  
to be reviewed by WmW Engineering

- (4) fire protection

Whitefish Fire Department

- (5) police protection

Whitefish Police Department and  
County Sheriff.

- (6) streets

no proposed street construction  
driveway is maintained by owner  
Hidaway Trail is mutually maintained  
in cooperation with neighbors

**D. Immediate Neighborhood Impact**

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation

Anticipate 2-16 trips/day  
Average: 8  
maximum: 32 for an educational  
or farm event

- (2) noise or vibration

note this is to be a Healing Sanctuary  
Hours of Operation 6<sup>AM</sup>-10<sup>P</sup>  
Quiet Hours 11 pm - 6 am Summer; 10<sup>30</sup> pm - 7 am Winter  
no drinking, drugs, tobacco, firearms allowed

- (3) dust, glare or heat

Where Hidaway Trail splits into driveways,  
neighbor often sets a sprinkler when  
road is dusty  
dust on my driveway is minimal

- (4) smoke, fumes, gas, or odors

- fire pit is used when no danger of fire  
Also wood fired sauna + hot tub
- occasional barbeque
- manure brought on site for farm is composted  
Not greens

- (5) inappropriate hours of operation

we operate primarily in daylight (farming)  
with occasional evening educational  
event

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" as outlined in Chapter 4 the Flathead County Zoning Regulations and require consultation with a staff planner PRIOR to application submittal:

- 4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics
- 4.02 Bed and Breakfast Establishments/Boarding Houses
- 4.03 Camp or Retreat Center
- 4.04 Caretaker's Facility in AG, SAG, and R-1 Districts
- 4.05 Cluster Housing Development in Residential Districts

- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses

Consultation with Planner:

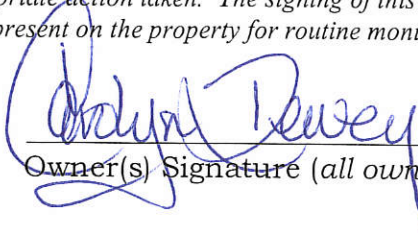
Date 3-7-16 Planner's Signature 

**INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:**

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. An 'Adjoining Property Owners List' request form must be submitted with the application, with a separate fee (*see forms below*). The list will be sent directly to the Planning & Zoning office. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
  - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

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*I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.*

  
Owner(s) Signature (all owners must sign)

3/17/16  
Date

\_\_\_\_\_  
Applicant Signature (if different than above)

\_\_\_\_\_  
Date